



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Agenda - Approved PLAN COMMISSION

*Consider: Who benefits? Who is burdened?
Who does not have a voice at the table?
How can policymakers mitigate unintended consequences?*

*This meeting may be viewed LIVE on Charter Spectrum Channel 994, AT&T U-Verse
Channel 99 or at www.madisoncitychannel.tv.*

Monday, April 13, 2026

5:30 PM

****Virtual Meeting****

Important information regarding how to listen to or watch and participate in this meeting:

1. WRITTEN COMMENTS: You can send comments on agenda items to pccomments@cityofmadison.com. Comments received after 3:00 p.m. on the day of the meeting may not be added to the public record until after the meeting.

2. REGISTER BUT DO NOT SPEAK: You can register your support, opposition, or neither support or opposition to an agenda item without speaking at <https://www.cityofmadison.com/MeetingRegistration>.

3. REGISTER TO SPEAK or TO ANSWER QUESTIONS: If you wish to speak to an agenda item at the virtual meeting in support, opposition, or neither support or opposition, you MUST register.

You can register at <https://www.cityofmadison.com/MeetingRegistration>. When you register to speak OR answer questions, you will be prompted to provide contact information so that you can be sent an email with the information you will need to join the virtual meeting.

4. WATCH THE MEETING: You can listen to or watch the Plan Commission meeting in several ways:

- Livestream on the Madison City Channel website:
<https://www.cityofmadison.com/watchPlanCommission>

- Livestream on the City of Madison YouTube Channel:
<https://www.youtube.com/user/CityofMadison>

- Listen to audio via phone: (877) 853-5257 (Toll Free) | Webinar ID: 829 2340 2190

****Note** Quorum of the Common Council may be in attendance at this meeting.**

Interpretation and Accessibility

Contact us at the phone number or email below to request interpretation, translation or a disability-related accommodation at no cost to you.

Contáctenos al teléfono o correo electrónico listado abajo para solicitar interpretación, traducción o una adaptación especial relacionada con alguna discapacidad sin costo para usted.

如需口譯、筆譯或殘疾相關的便利服務，請通過以下電話或郵件與我們聯系，相關服務均免費提供

Hu rau peb ntawm tus xov tooj los sis email hauv qab no yog tias koj xav tau kev txhais lus, kev txhais ntawv, los sis kev pab cuam cuam tshuam txog tsis taus. Cov kev pab no yog pub dawb rau koj.

608-266-4635
pccomments@cityofmadison.com

Call to Order/Roll Call

Public Comment

1. [60306](#) Plan Commission Public Comment Period

Disclosures and Recusals

Members of the body should make any required disclosures or recusals under the City's Ethics Code.

Minutes of the March 16, 2026 Regular Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1347452&GUID=FACC2DC3-70D6-4FC8-89CC-CB3BADE4F6D7](https://madison.legistar.com/View.ashx?M=M&ID=1347452&GUID=FACC2DC3-70D6-4FC8-89CC-CB3BADE4F6D7)

Minutes of the March 31, 2026 Special Meeting

[https://madison.legistar.com/View.ashx?
M=M&ID=1361237&GUID=F3EED36A-4714-4701-8517-935FBB4A56C0](https://madison.legistar.com/View.ashx?M=M&ID=1361237&GUID=F3EED36A-4714-4701-8517-935FBB4A56C0)

Schedule of Meetings

Regular Meetings:
- Monday, April 27 and May 11, 2026 at 5:30 pm (Virtual)

Special Meeting:
- Thursday, June 11, 2026 at 5:00 pm (Room 215, 215 Martin Luther King, Jr. Blvd. (Madison Municipal Building))

Agenda Note:

Note: Hearing items may be called at any time after the beginning of the meeting. Those wishing to speak on an item must register with the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Routine Business

The following items listed in this section of the agenda are referred to the Plan Commission pursuant to Section 62.23 of Wisconsin Statutes and Section 16.01 of Madison General Ordinances, which generally require that:

- The Common Council shall refer any question concerning the location and

architectural design of any public building; the location of any statue or other memorial; the location, extension, widening, enlargement, ornamentation, and parking of any street, parkway, boulevard, park, playground, or other memorial or public grounds within the City to the Plan Commission for its consideration and report before final action is taken thereon by the Council.

- The Common Council shall refer any question concerning the location of any public building and the location, extension or widening of any street, park or other public grounds within the City to the Plan Commission for its consideration and report regarding consistency with the City's comprehensive plan before final action is taken.
- The City, acting through the Plan Commission or otherwise, may acquire by gift, purchase or condemnation any lands within or without its corporate limits for establishing, laying out, widening, enlarging, extending and maintaining memorial grounds, streets, squares, parkways, boulevards, parks, playgrounds, sites for public buildings, and reservations in and about and along and leading to any or all of the same and after the establishment, layout and completion of such improvements, may convey any such real estate thus acquired and not necessary for such improvements, with reservations concerning the future use and occupation of such real estate, so as to protect such public works and improvements and their environs, and to preserve the view, appearance, light, air and usefulness of such public works, and to promote the public health and welfare.

2. [92352](#)

Vacating and discontinuing Kipp Circle within the plat of Marsh Road Industrial Subdivision to allow the combining of lots for the development of a new industrial site. Being located in the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 North, Range 10 East, City of Madison, Dane County, Wisconsin. (District 16)

This resolution proposes to vacate Kipp Circle as it was established in the Marsh Road Industrial Subdivision plat in 2002. The final plat called for access to Lots 9-13 to be provided wholly or partially by Kipp Circle. However, the owner of Lots 9-13 recently submitted and received approval of a Certified Survey Map (CSM) to combine Lots 9-13 of the plat and the existing cul-de-sac right of way into one lot so that a permitted use one-story, 118,720 square-foot warehouse can be developed on the 11.36-acre property. The CSM was administratively approved, with one of the conditions to be met prior to final approval and recording being the successful vacation of Kipp Circle.

The Board of Public Works is the lead referral for this resolution. The Planning Division recommends that the Plan Commission recommend approval of the vacation to the Board of Public Works and Common Council.

3. [92355](#)

Determining a Public Purpose and Necessity and adopting a Relocation Order for the acquisition of land interests required for the construction of safety improvements at the intersection of S. Whitney Way and Odana Road. Located in part of the SW ¼ and the SE ¼ of Section 30, T7N, R9E, in the City of Madison. (District 11, District 19)

This resolution will allow the City to obtain temporary limited easements (TLE) for grading to facilitate the future construction for safety improvements at the S Whitney Way & Odana Rd intersection through Highway Safety Improvement Program (HSIP) by the City and Wisconsin Department of Transportation scheduled for 2027. The TLEs need to be obtained for the future contractor to construct the proposed improvements, which are summarized in the resolution.

The Board of Public Works is the lead referral for this resolution. The Planning Division recommends that the Plan Commission recommend approval of the relocation order to

the Board of Public Works and Common Council.

Public Hearings

Development-Related Requests

4. [92234](#) 1051 S Pleasant View Road (District 1): Consideration of a conditional use in the Traditional Residential-Urban 1 (TR-U1) District for a multi-family dwelling with greater than 60 units; and consideration of a conditional use in the TR-U1 District for outdoor recreation, all to allow construction of a five-story, 226-unit multi-family dwelling with outdoor pool.
5. [92235](#) 1602 Gilson Street (District 13): Consideration of a conditional use in the Traditional Employment (TE) District for a restaurant, and consideration of a conditional use in the TE District for an outdoor eating area open after 9 p.m. and amplified sound in an outdoor eating area for the restaurant.
6. [92237](#) 7601 Ganser Way (District 9): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a six-story, 134-unit multi-family dwelling.

Note: Items 7-9 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

7. [91234](#) 415 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
8. [91236](#) 433 W Gilman Street - Consideration of a demolition permit to demolish a commercial building (District 2)
9. [90614](#) 411-433 W Gilman Street (District 2): Consideration of a conditional use in the [Proposed] Urban Mixed-Use (UMX) District for a new building with greater than six (6) stories, and consideration of a conditional use in the UMX District for outdoor recreation, to allow construction of a sixteen-story mixed-use building with 2,544 square feet of commercial space and 258 multi-family units.

Note: Items 10-12 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

10. [92209](#) Creating Section 28.022-00748 of the Madison General Ordinances to change the zoning of property located at 2066-2094 Helena Street from TE (Traditional Employment) District to TSS (Traditional Shopping Street) District. (District 6)

11. [91908](#) 2066-2094 Helena Street (District 6): Consideration of a conditional use in the [Proposed] Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) zoning overlay district for a multi-family dwelling with greater than 60 dwelling units to allow construction of a three-story, 61-unit multi-family dwelling.
12. [91912](#) Approving a Certified Survey Map of property owned by Helena Street, LLC located at 2066-2094 Helena Street (District 6).

Note: Items 13 and 14 are related and will be considered as one public hearing. Following the public hearing, the Plan Commission shall make separate findings and motions on each agenda item.

13. [92236](#) 1111-1135 Regent Street and 2 S Mills Street (District 13): Consideration of a conditional use in the Traditional Shopping Street (TSS) District and Transit-Oriented Development (TOD) Overlay District for dwelling units in a mixed-use building with greater than 60 units; consideration of a conditional use in the TSS District and TOD Overlay District for a building taller than four stories and 60 feet in height; consideration of a conditional use in the TSS District and TOD Overlay District for a mixed-use building with less than fifty percent (50%) of non-residential ground-floor frontage facing the primary street, including all frontage at a street corner; and consideration of a conditional use in the TSS District to modify the required side yard height transition to a residential district, all to allow construction of a six-story mixed-use building with 1,200 square feet of commercial space and 111 dwelling units.
14. [92238](#) Approving a Certified Survey Map of property owned by Peerless Development Co. located at 1111-1135 Regent Street and 2 S Mills Street (District 13).

Note: Item 15 should be referred to April 27, 2026 at the request of the applicant.

15. [91647](#) 1010 Ann Street (District 14): Consideration of a conditional use in the Commercial Center (CC) District for a private parking facility in the Transit-Oriented Development (TOD) zoning overlay.

Note: Item 16 should be referred to May 11, 2026 at the request of the applicant and pending a recommendation by the Urban Design Commission.

16. [91511](#) 2010-2030 Pennsylvania Avenue and 1902 E Johnson Street; Urban Design Dist. 4 (District 12): Consideration of a conditional use in the Regional Mixed-Use (RMX) District and Transit-Oriented Development (TOD) Overlay District for outdoor recreation (pool) to serve a seven-story, 493-unit multi-family dwelling.

Member Announcements, Communications or Business Items

Secretary's Report

- Upcoming Matters – April 27, 2026

- ID 90803 - 7401 Mineral Point Road - Conditional Use - Construct two-story multi-tenant commercial building with drive-thru window in planned multi-use site (Revised plans)
- ID 91293 - 111 N Walter Street - Conditional Use – Residential Building Complex - Construct two six-unit townhouse buildings and a shared storage building (Revised plans)
- ID 92348 & 92239 - 822 Pulley Drive - Rezoning from SR-C1 to SR-C2 and Certified Survey Map Referral - Create two residential lots
- ID 92387 & 92388 - 1051 S Pleasant View Road & 1050 S High Point Road - Revised Preliminary Plat and Revised Final Plat of First Addition to Hill Valley, creating 162 lots for single-family detached and attached homes, three lots for future multi-family development, one lot for future mixed-use development, one outlot to be dedicated for public park, three outlots to be dedicated for stormwater management, one outlot for private open space, and one outlot for future development
- ID 92344 - Zoning Text Amendment - Amending various sections of Chapter 28 of the Madison General Ordinances to add “Fairground” as an accessory use

- Upcoming Matters – May 11, 2026

- (Tentative) Election of Chair and Vice Chair of the Plan Commission
- (Tentative) Plan Commission Appointment to the Joint Campus Area Committee (JCAC)
- ID TBD & 92396 - 5817 Halley Way - Amended PD(SIP) and Conditional Use - Construct five-story, 97-unit multi-family dwelling with outdoor recreation (pickleball court)
- ID TBD - 7901-7913 E Buckeye Road and 7102-7270 Maahic Way - Rezoning from CC-T and CN to Amended PD(GDP-SIP) - Rezone 7901, 7905 & 7913 E Buckeye Road to PD, amend General Development Plan and approve Specific Implementation Plan for Rodefeld Landfill to relocate and expand space on the campus for materials recycling
- ID 92588 - 406 N Frances Street - Conditional Use for outdoor eating area of restaurant open after 9:00 PM w/ amplified sound
- ID 92589 - 7021 Cottage Grove Road - Certified Survey Map Referral - Create two residential lots in A (Agricultural) zoning

The Plan Commission may preview these projects online at <https://www.cityofmadison.com/dpced/planning/current-projects/1599/>.

Projects are generally grouped by Plan Commission date. The information on the Current Projects pages may be different than the information in the Plan Commission materials for the meeting when a particular item will be considered.

Adjournment

Registrations

Following adjournment of the meeting, a final, complete list of persons registered for items on the agenda will be attached to File ID 91389, Registrants for 2026 Plan Commission Meetings.